

City of Opa-locka

*Commission Chambers
215 Perviz Avenue
Opa-locka, FL 33054*



Virtual Workshop Agenda

Thursday, August 20, 2020

5:30 PM

City Commission

Mayor Matthew A. Pigatt

Vice Mayor Chris Davis

Commissioner Sherelean Bass

Commissioner Alvin Burke

Commissioner Joseph L. Kelley

Appointed Officials

City Manager John E. Pate

City Attorney Burnadette Norris-Weeks

City Clerk Joanna Flores, CMC

SPEAKING BEFORE THE CITY COMMISSION

NOTE: All persons speaking shall come forward and give your full name and address, and the name and address of the organization you are representing.

There is a three (3) minute time limit for speaker/citizens forum and participation at all city commission meetings and public hearings. Your cooperation is appreciated in observing the three (3) minute time limit policy. If your matter requires more than three (3) minutes, please arrange a meeting or an appointment with the City Clerk prior to the commission meeting. *City of Opa-locka Code of Ordinances Section 2-57*

DECORUM POLICY

Any person making impertinent or slanderous remarks or who become boisterous while addressing the commission, shall be declared to be out of order by the presiding officer, and shall be barred from further audience before the Commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members. *City of Opa-locka Code of Ordinances Section 2-58*

NOTICE TO ALL LOBBYISTS

Any person appearing in a paid or remunerated representative capacity before the city staff, boards, committees and the City Commission is required to register with the City Clerk before engaging in lobbying activities. *City of Opa-locka Code of Ordinances Section 2-18*

FLORIDA STATUTES, CHAPTER 285.0105:

“If a person decides to appeal any decision made by the Board, Agency or Commission with respect to the proceedings, and that, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”



CITY OF OPA-LOCKA

VIRTUAL COMMISSION MEETING PROCEDURES

Pursuant to Governor Ron DeSantis Executive Order Number 20-69, the following rules will ensure that the City Commission Meetings and any other necessary city public meetings, governed by Florida's public meeting laws will provide for necessary public notice, allow for public participation and are conducted in the Sunshine. The following rules shall govern all City of Opa-locka public virtual meetings during the duration of Executive Order Number 20-69.

Virtual public meetings will be aired through Livestream, accessible at: <https://www.youtube.com/user/CityofOpaLocka>

All residents will be able to view the meeting by tuning in to the link mentioned above. If you have comments you must submit those using the email address provided under the Public Comment section below.

Platform

All City of Opa-locka public meetings shall be conducted via Zoom or other similar platform.

Please note that Governor DeSantis' Executive Order 20-69, suspended the requirement of a quorum to be present in person or requires a local government to meet at a specific public place.

Meeting Notice

The City of Opa-locka will send notice of virtual meetings in the same manner as all other commission meetings. Additionally, the notice will include an email address and telephone number with instructions on providing comments ahead of the meeting.

Public Comments

The public may comment by submitting their comment ahead of the meeting via email to PublicComments@opalockafl.gov. Please be sure to state your full name and address in your email for your comment.

Comments submitted by members of the public by email will be read into the record during the meeting as long as they provide the comments by the deadline, 2 hours prior to the scheduled meeting time. Comments received after the deadline will be kept for the record, but will not be read during the meeting.

The public may also submit a pre-recorded message for public comment by calling (786) 618-2636. Please be sure to clearly state your full name and address in your message for your comment. Messages submitted cannot exceed three (3) minutes.

All pre-recorded messages submitted by members of the public via telephone will be played during the meeting as long as the messages are received by the deadline, 2 hours prior to the scheduled meeting time.

For questions and/or additional information, please contact the Office of the City Clerk at (305) 953-2800 or (786) 877-4038.

CITY OF OPA-LOCKA
“The Great City”

VIRTUAL WORKSHOP
Thursday, August 20, 2020
5:30 p.m.

REVISED

AGENDA

- 1. WELCOME/OPENING REMARKS:**
- 2. ROLL CALL:**
- 3. INVOCATION:**
- 4. PLEDGE OF ALLEGIANCE:**
- 5. PUBLIC COMMENT:**
Agenda item only
- 6. DISCUSSION ITEM:**
 - a) City of Opa-locka Five Year Plan**
- 7. ADJOURNMENT:**

Five-Year Plan Review



August 20, 2020

Agenda

- General Fund
 - Property Tax
- Water-Sewer Fund
- Stormwater Fund
- Infrastructure



General Fund Highlights

- Unassigned Fund Balance - \$4.6 Million (FY 25)
 - \$1.6 Million Over Target Of \$3.0 Million
- History Of Strong Property Tax Base Growth – Resumed In FY 24
- Millage Rate Reduction – 9.8000 Mills → 9.4500 Mills
- Major IT Investment – Enhanced Technology Tools & Processes
- Additional Nine Positions To Enhance Service Delivery
 - Police & Public Works
- Additional 40 Leased Vehicles (12 Police, 28 Other General Fund)
- 2% Annual Wage Increases Except PBA Members (All Funds)
- \$250,000 Per Year To Safe Neighborhood Fund – Additional Roadway Projects Or Other Infrastructure Use



Property Tax Revenue



Property Tax

- Opa-locka Millage Rate – Higher Than Other Municipalities For Systemic Reasons
 - Low Assessed Valuations - Requires Higher Millage Rate To Generate Same Revenue
 - Low Non-Property Tax Revenue



Tax Base Comparisons

	Taxable Value Per Square Mile	% Of General Fund Budget Funded With Property Tax	Residential Tax Base Percentage
Opa-locka	268,474,111	57.2%	27.4%
Hialeah	527,089,089	44.4%	58.7%
Miami Lakes	597,796,095	36.0%	93.0%
Miami Gardens	271,839,847	46.2%	52.6%



Opa-Locka Tax Base Growth

- Opa-Locka Tax Base Growth One Of Highest In County
 - Based On Growth Before Additions.



FY 20 Tax Base Composition

	Tax Base (\$ Millions)	Percentage Of Total
<u>Real Property</u>		
<u>Residential</u>		
Homesteaded	52.6	4.6%
Non-Homesteaded	193.3	16.7%
Total Residential	245.9	27.4%
<u>Non-Residential</u>	652.9	56.6%
Total Real Property	898.8	77.9%
<u>Personal Property</u>	253.9	22.0%
<u>Centrally Assessed</u>	1.7	0.1%
Total Tax Base	1,154.4	100.0%

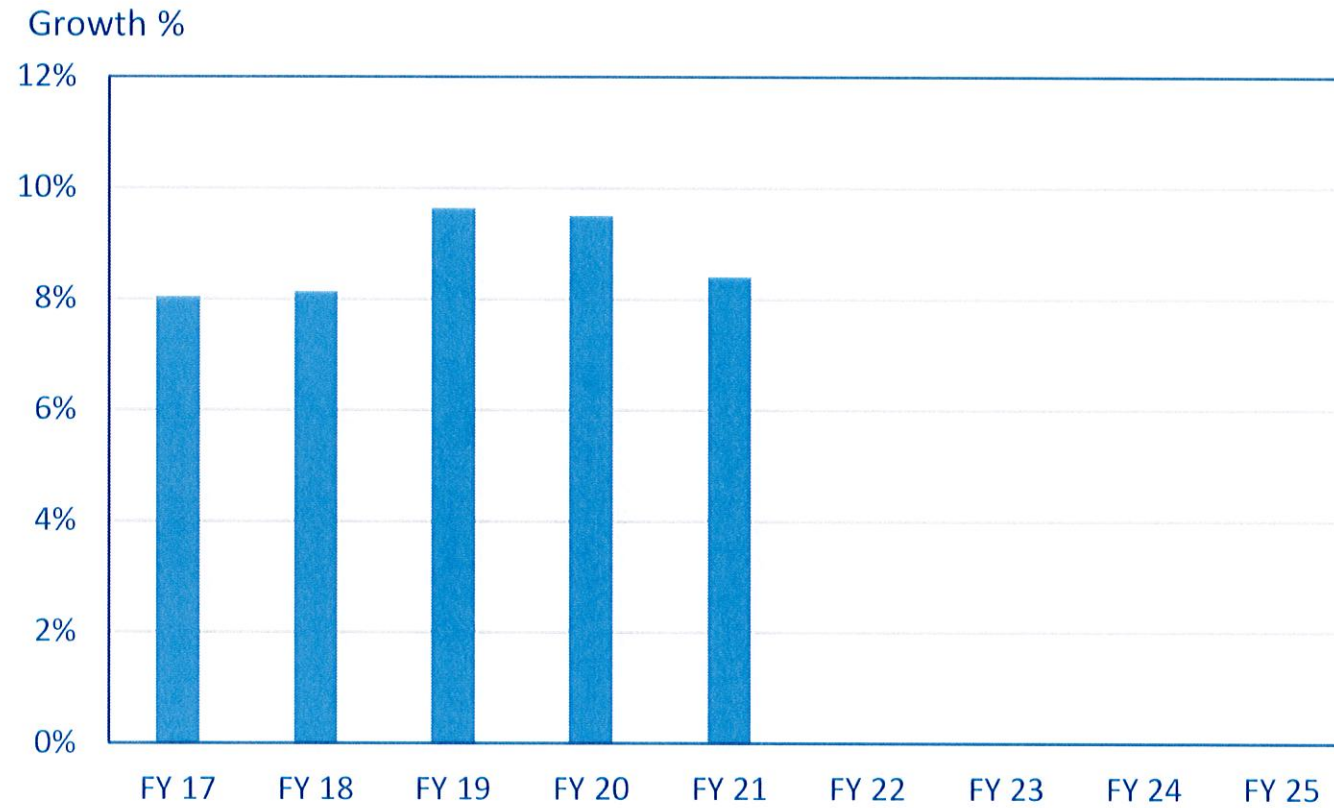


Total Tax Base Growth – Before New Additions

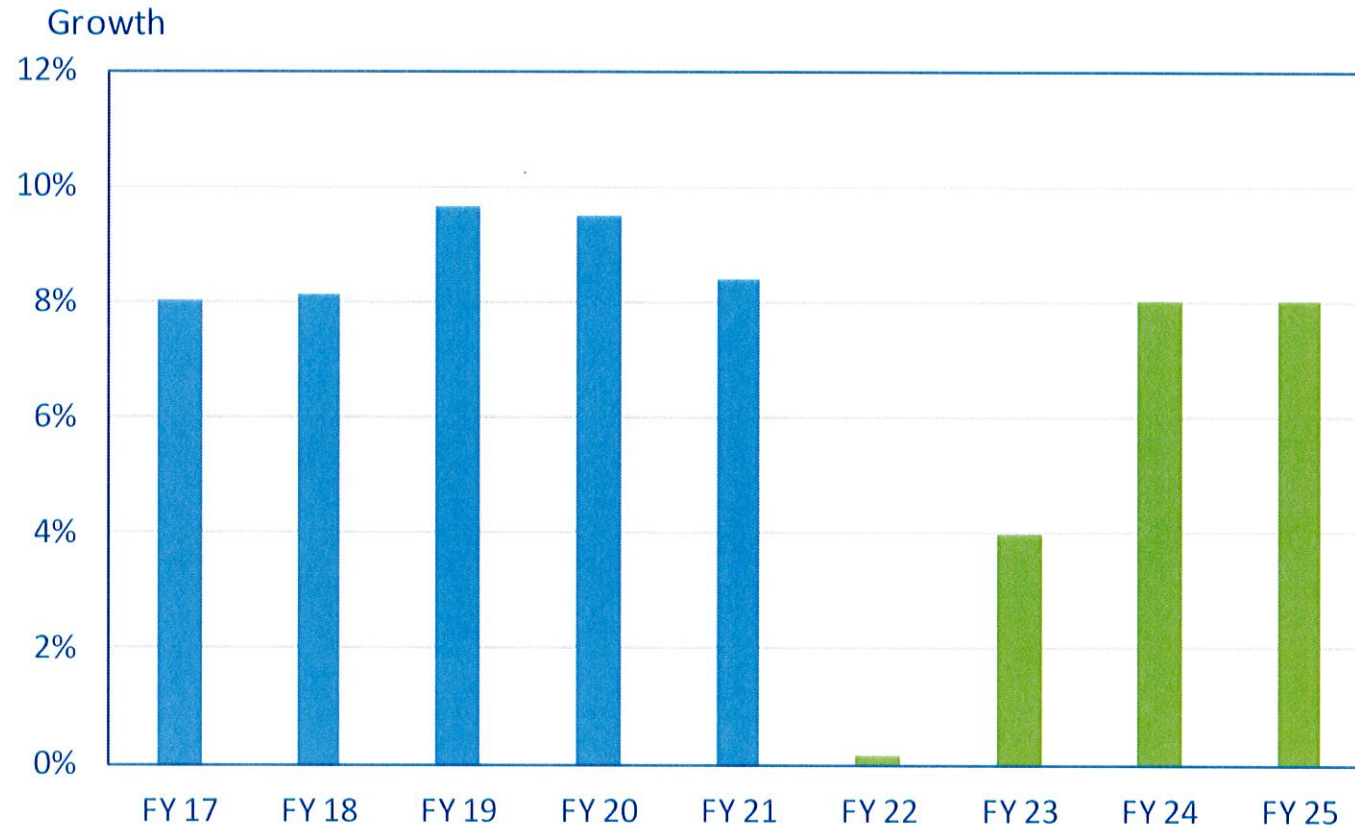
	Tax Base Growth	Ranking Within County
FY 21	5.7%	6 Of 36
FY 20	8.3%	1 Of 36
FY 19	8.6%	2 Of 36
FY 18	6.9%	11 Of 36



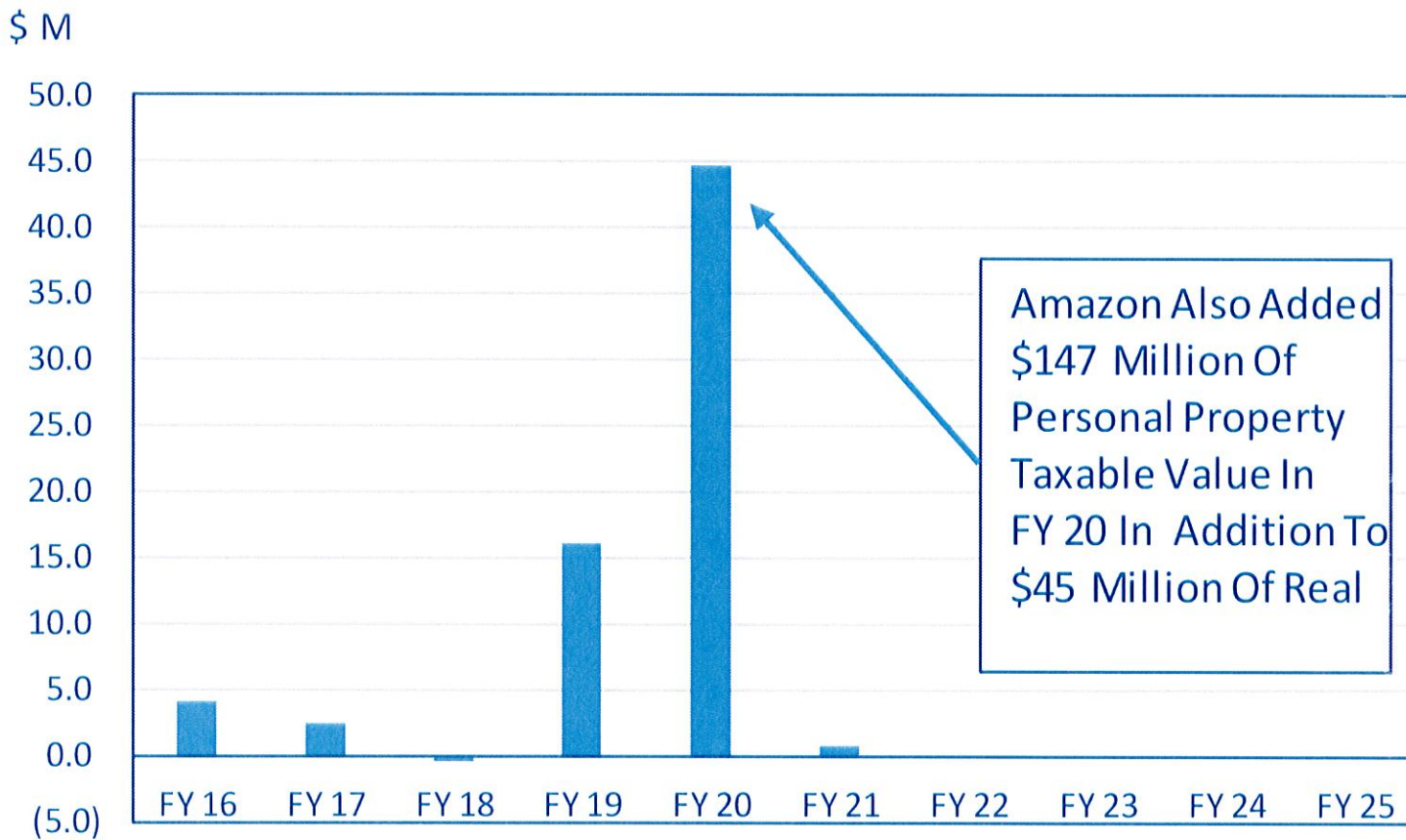
Real Property Annual Growth History – Before New Additions



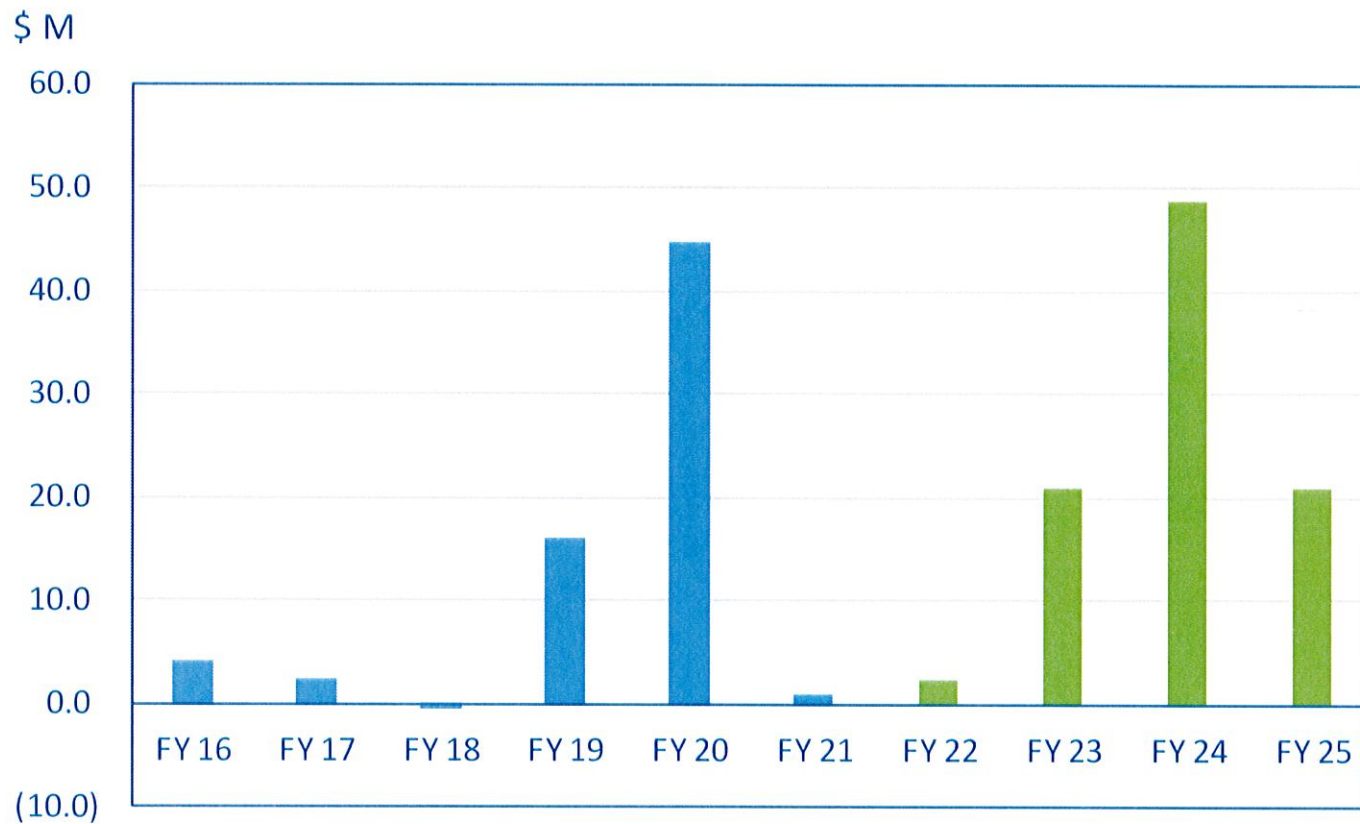
Real Property Annual Growth Plan – Before New Additions



Real Property New Additions History



Real Property New Additions Plan



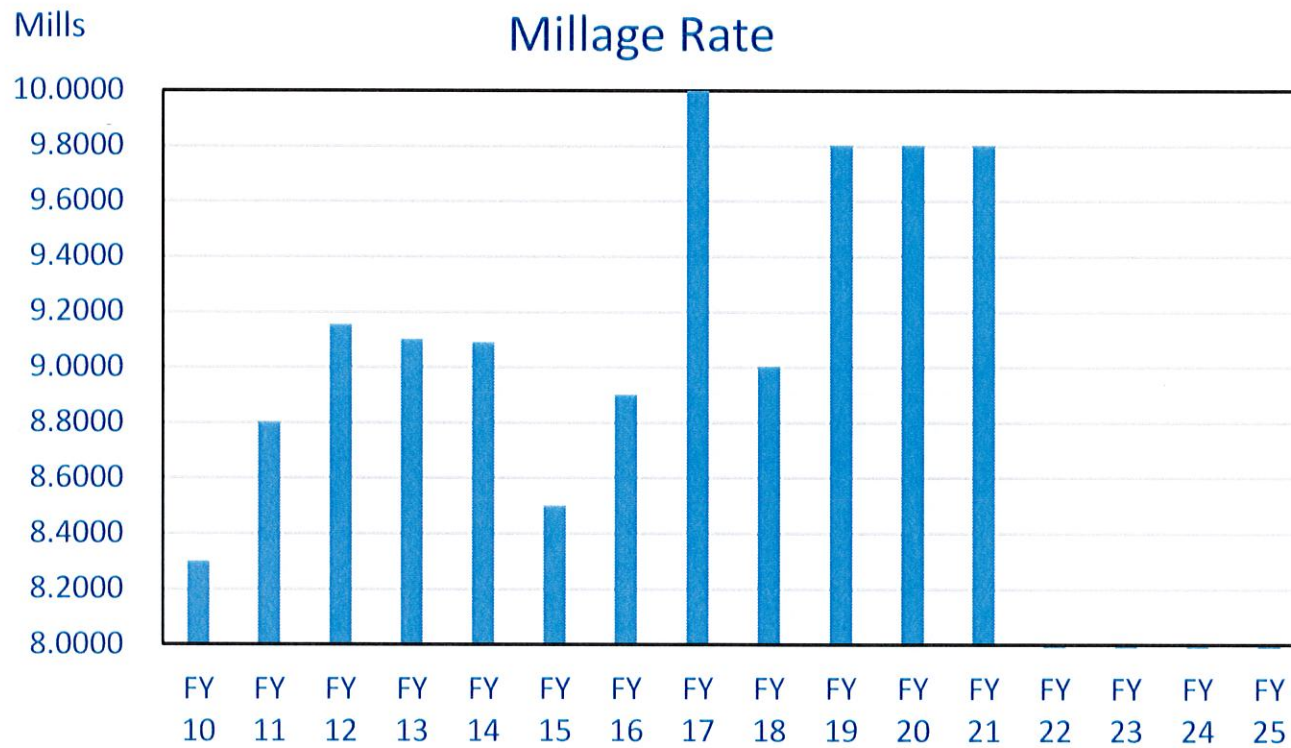
Real Property New Additions Details

(\$ M)	FY 22	FY 23	FY 24	FY 25
Natural Vitamins Warehouse		15.0		
Safe & Secure Storage			15.0	
Dialysis Center			7.0	
Foundry Auction Site			15.0	15.0
Retail Shopping Center - NW 27 Ave			5.7	
Sail Boat Cove *	1.4	5.1	5.1	5.1
Miscellaneous Residential	1.0	1.0	1.0	1.0
Total	2.4	21.1	48.8	21.1

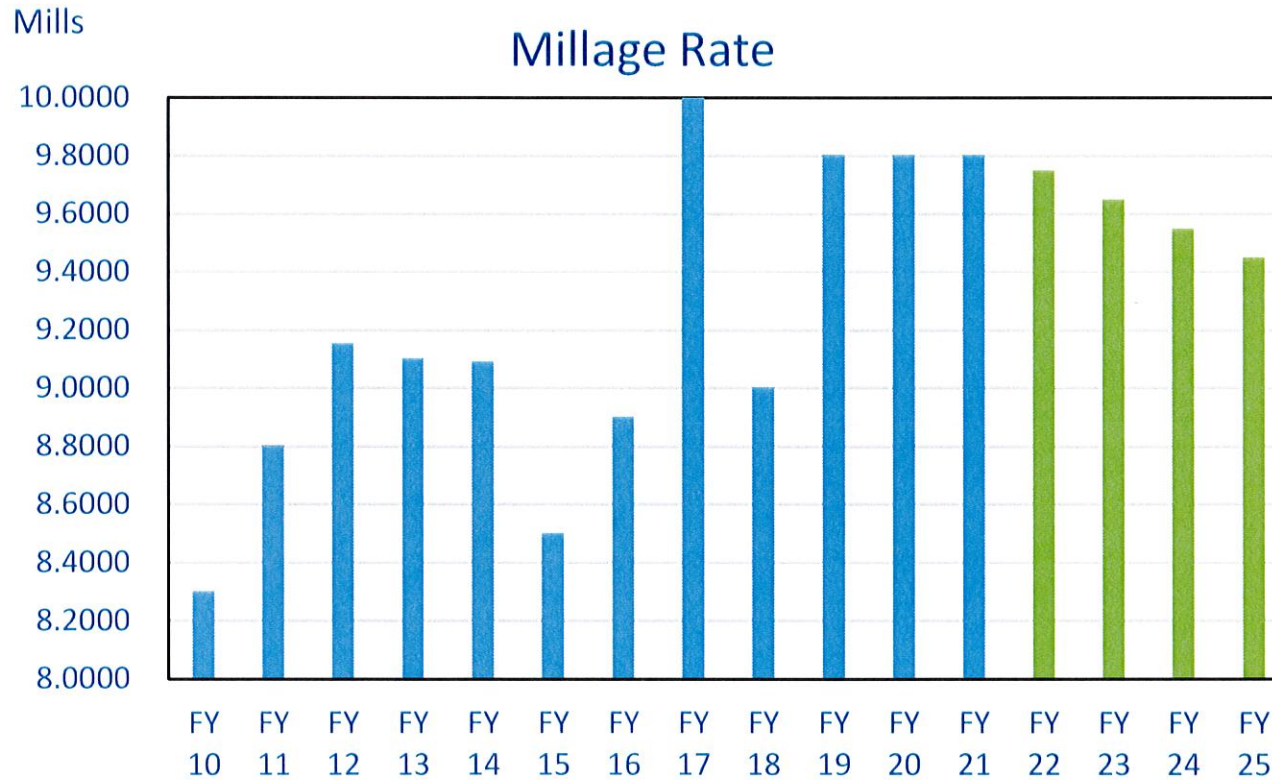
* 112 Units - All Assumed Homesteaded



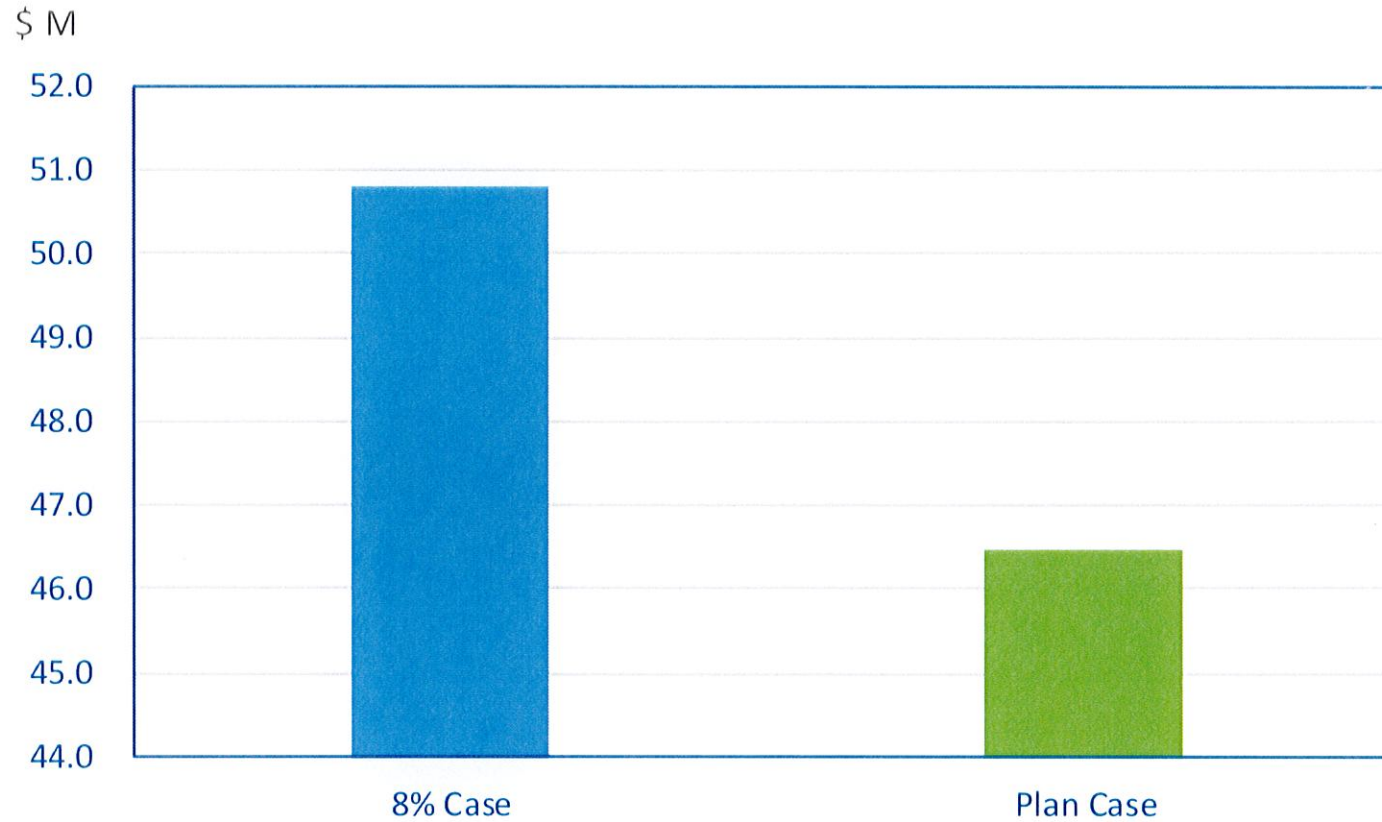
Millage Rate History



Millage Rate – Plan Assumption



Total Property Tax Revenue – FY 22 – FY 25 (Pandemic Impact)



Water-Sewer Fund Highlights

- Working Capital (Reserves) Positive As Of FY 20
 - Target Of \$1.8 Million Achieved In FY 25
 - Significant Miami-Dade Water-Sewer Debt Service Impedes Faster Recovery
- Deemed Creditworthy In FY 23
 - \$4.0 M Loan (FY 23), \$5.0 M Loans (FY 24 & FY 25)
- DERM Moratorium Resolved (FY 21)
- Utility Billing Litigation Settled
- Prior Delinquencies Resolved
- Nine Leased Replacement Vehicles



Stormwater Fund Highlights

- Stormwater Assessment On Property Tax Bill As Of FY 22
 - Annual Revenue Increase Of \$1.0 Million Without Rate Change
- Working Capital (Reserve) Requirement Of \$0.2 Million Greatly Exceeded
- Deemed Creditworthy In FY 23
 - \$5.0 M Annual Loans (FY 23 – FY 25)
- Two Leased Replacement Vehicles



Governmental Funds CIP Highlights

- Cairo Lane Completed (FY 21)
- \$0.4 Million For Park Projects (FY 22 – FY 25)
 - \$0.2 Million – CRA
 - \$0.2 Million – State Grant (FRDAP)
- \$1 Million Plus Annually For Streets & Sidewalks
 - Primarily Funds Dedicated For That Purpose
 - Includes \$250,000 Per Year From General Fund
- Historic City Hall Complex Completed - Grants



Governmental Funds Infrastructure Highlights – Funding

Funding Source / Project Name	FY 21	FY 22	FY 23	FY 24	FY 25	Total FY 21 - FY 25
<u>Funding</u>						
<u>Grants</u>						
GOB Grant - Historic City Hall	-	1,500,000	-	-	-	1,500,000
FRDAP	-	200,000	200,000	200,000	200,000	800,000
Total Grants	-	1,700,000	200,000	200,000	200,000	2,300,000
<u>Transfer-In</u>						
From General Fund	-	250,000	250,000	250,000	250,000	1,000,000
From CRA Fund	-	200,000	200,000	200,000	200,000	800,000
Total Transfer-In	-	450,000	450,000	450,000	450,000	1,800,000
<u>Internal Funding Sources</u>						
People's Trans. Plan Revenue	490,000	499,800	509,796	519,992	530,392	2,549,980
People's Trans. Plan Fund Balance	683,166	400,000	-	-	-	1,083,166
Safe Neighborhood Revenue	186,834	322,000	328,440	335,009	341,709	1,513,992
Total Internal Funding Sources	1,360,000	1,221,800	838,236	855,001	872,101	5,147,138
Total Funding	1,360,000	3,371,800	1,488,236	1,505,001	1,522,101	9,247,138



Governmental Funds Infrastructure Highlights – Expenditure

Funding Source / Project Name	FY 21	FY 22	FY 23	FY 24	FY 25	Total FY 21 - FY 25
<u>Expenditure</u>						
Historic City Hall	-	1,500,000	-	-	-	1,500,000
Cairo Lane	800,000	-	-	-	-	800,000
Roadway Resurfacing	300,000	1,206,600	817,732	829,087	840,668	3,994,087
Sidewalks	260,000	265,200	270,504	275,914	281,433	1,353,051
Parks	-	400,000	400,000	400,000	400,000	1,600,000
Total Funded Projects	1,360,000	3,371,800	1,488,236	1,505,001	1,522,101	9,247,138



Water-Sewer Fund CIP Highlights

- Cairo Lane Completed (FY 21)
- \$21.1 Million Invested (FY 21 – FY 25)
 - \$ 0.5 – Current Grants
 - \$ 4.7 – Current Loans
 - \$ 1.9 – Water-Sewer Revenue
 - \$14.0 – New Loans



Water-Sewer Fund Infrastructure Highlights – Funding

Funding Source / Project Name	FY 21	FY 22	FY 23	FY 24	FY 25	Total FY 21 - FY 25
<u>Funding</u>						
<u>Grants</u>						
LP 13036	200,704	-	-	-	-	200,704
LP 13037	279,230	-	-	-	-	279,230
Total Grants	479,934	-	-	-	-	479,934
<u>Loans</u>						
SRF WW 130301	2,274,966	-	-	-	-	2,274,966
SRF DW 130331	526,000	1,935,686	-	-	-	2,461,686
New Loans	-	-	4,000,000	5,000,000	5,000,000	14,000,000
Total Loans	2,800,966	1,935,686	4,000,000	5,000,000	5,000,000	18,736,652
<u>Internal Funding Sources</u>						
Water-Sewer Revenue	119,100	-	-	900,000	900,000	1,919,100
Total Internal Funding Sources	119,100	-	-	900,000	900,000	1,919,100
Total Funding	3,400,000	1,935,686	4,000,000	5,900,000	5,900,000	21,135,686



Water-Sewer Fund Infrastructure Highlights – Expenditure

Funding Source / Project Name	FY 21	FY 22	FY 23	FY 24	FY 25	Total FY 21 - FY 25
<u>Expenditure</u>						
Cairo Lane	2,900,000	-	-	-	-	2,900,000
DCP Zone 1-6	500,000	-	-	-	-	500,000
New Projects - New Loan	-	-	4,000,000	5,000,000	5,000,000	14,000,000
New Projects - Pay As You Go	-	-	-	900,000	900,000	1,800,000
Zones 1 - 6	-	1,935,686	-	-	-	1,935,686
Total Funded Projects	3,400,000	1,935,686	4,000,000	5,900,000	5,900,000	21,135,686



Stormwater Fund CIP Highlights

- Cairo Lane Completed (FY 21)
- \$21.7 Million Invested (FY 21 – FY 25)
 - \$ 1.9 – Stormwater Fund Balance
 - \$ 4.8 – Stormwater Revenue
 - \$15.0 – New Loans



Stormwater Fund Infrastructure Highlights – Rev

Funding Source / Project Name	FY 21	FY 22	FY 23	FY 24	FY 25	Total FY 21 - FY 25
<u>Funding</u>						
<u>Loans</u>						
New Loans	-	-	5,000,000	5,000,000	5,000,000	15,000,000
Total Loans	-	-	5,000,000	5,000,000	5,000,000	15,000,000
<u>Internal Funding Sources</u>						
Stormwater Revenue	761,564	1,000,000	1,000,000	1,000,000	1,000,000	4,761,564
Stormwater Fund Balance	1,948,436	-	-	-	-	1,948,436
Total Internal Funding Sources	2,710,000	1,000,000	1,000,000	1,000,000	1,000,000	6,710,000
Total Funding	2,710,000	1,000,000	6,000,000	6,000,000	6,000,000	21,710,000



Stormwater Fund Infrastructure Highlights – Expenditure

Funding Source / Project Name	FY 21	FY 22	FY 23	FY 24	FY 25	Total FY 21 - FY 25
<u>Projects</u>						
<u>Expenditure</u>						
Stormwater Master Plan	300,000					300,000
DPC - Zone 1 - 6	500,000					500,000
NW 30th Avenue	160,000					160,000
Zone 6	850,000					850,000
Cairo Lane	300,000					300,000
Project - TBD	600,000	1,000,000	6,000,000	6,000,000	6,000,000	19,600,000
Total Funded Projects	2,710,000	1,000,000	6,000,000	6,000,000	6,000,000	21,710,000



Summary

The City Is On The Move

